



# A Report to Our Residents

## 2011



*Back L to R: Corey Rushton, Steve Buhler, Don Christensen, Steve Vincent.  
Front L to R: Russ Brooks, Mayor Mike Winder, Carolynn Burt*

Progress and improvement continues in West Valley City despite the difficult economic climate. West Valley City's elected officials and staff work diligently to bring our residents quality growth, improved neighborhoods, crime reduction, economic development and accessible transportation opportunities among other goals. This report highlights some of the City's successes of 2011. Please take a moment to see how your city government is making your life better everyday. It's important to us that you know what is going on in your city.

## New Megaplex Theatres Coming to Valley Fair Mall

A seventh state-of-the-art Megaplex Theatres location is in development at Valley Fair Mall. Construction on the new complex will begin once the site of the vacant Mervyn's Department Store is cleared. The project is expected to be completed in time for the holidays in 2012. The new location is visible just west of Interstate 215 on the east side of the shopping center.



The new Megaplex will feature 15 digital auditoriums, including a six-story 2D/3D digital IMAX screen. Other amenities will include reserved stadium seating, D-Box motion seats, gourmet food and beverage service, private event space, special needs services and dozens of high-definition digital video poster cases.





## Code Enforcement Compliance Rates Hold Steady

In 2008, City leaders responded to public concerns involving neighborhood appearance by conducting an in-depth study to determine the rate of compliance with city codes. The resulting study showed that 43% of homes in the City were significantly out of compliance with one or more codes, whereas throughout other communities in the Salt Lake valley, the average rate of non-compliance was about 20%. The ordinances selected as the basis for the study, and used to determine rates of compliance, have come to be known as “The Big Five.” They are: inoperable vehicles, parking surfaces, landscaping, outside storage and solid waste.

With the study in hand, City leaders approved additional resources dedicated to improving neighborhood appearance. Three years later, residents will be happy to know that the latest study, completed in September, shows the rate of non-compliance in West Valley City at 12%. The number is impressive, but the real impact is felt in our neighborhoods, where well maintained homes promote community pride, reduce crime and increase property value.

Which of “The Big Five” are the biggest problems in West Valley City? The recent study reveals the percentage of homes in West Valley City that currently fail to meet the ordinance requirement:

**Landscaping** – 4.1%

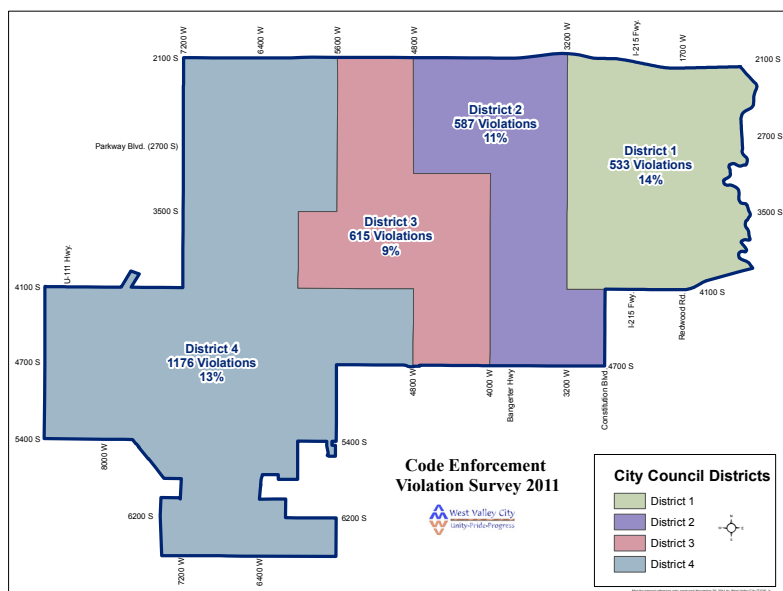
**Inoperable vehicles** – 2.0%

**Parking Surfaces** – 1.9%

**Outside Storage** – 1.7%

**Solid Waste** – .98%

Code Enforcement officers will continue to work with residents in the new year to improve neighborhood conditions. If you have any questions, give them a call at (801) 963-3420.



For a larger map visit [www.wvc-ut.gov/codeviolations](http://www.wvc-ut.gov/codeviolations).

## Service Animals In West Valley City

West Valley City has four standard Police Service Dogs who work all hours of the day. These four dogs, all German Shepherds, have been trained in the three tasks needed by the Police Department: tracking, searching and aggression. But the City uses dogs for more than just law enforcement. Currently there are three other specialty dogs in service, two with the Police Department and one with the Fire Department.

Copper, a Bloodhound assigned to the Police Department, is exclusively a tracker, working with the Police Department investigating crimes that involve a longer trail. He has a disposition and physical ability that lends itself to the focus and ability needed to follow a scent through urban areas where the myriad sights and smells can be confusing and distracting to typical Service Dogs.



Talos, a Labrador mix assigned to the Police Department, was rescued from the West Valley City Animal Shelter and trained for use exclusively on narcotics searches.

Biscuit, an English Labrador, is assigned to the Fire Department Search and Rescue squad. Biscuit specializes in collapsed building searches, where her size allows her to squeeze through smaller openings to use her hearing and sense of smell to search for anyone trapped within the rubble.

All West Valley City service dogs go through a vigorous selection and training process, and that training continues while in service with their handlers. Each of the dogs loves to relax and “just be a dog,” but they also love to work with their handlers on assigned tasks, utilizing their inborn talents and abilities, sharpened through training, to earn their title, “Man’s Best Friend.”



## Economic Development Efforts Pay Off

Economic development efforts at the center of Utah's second-biggest city are moving forward full-force. The recent announcement of the City Center project – Fairbourne Station – and the continued development of the Valley Fair Mall are proving successful, as businesses and retailers continue to become involved with and thrive in one of the largest redevelopment projects in the state.

At Valley Fair Mall, the Olive Garden Restaurant has been recognized for the second consecutive year as the company's leading performer among the restaurant's 750 North American locations. Paul Schmitt, General Manager of the Olive Garden at Valley Fair Mall, has been presented with Darden Restaurants' top honor – the Joe R. Lee Diamond Club Award – named after the company's retired chairman and CEO. Now in its 14th year, the award is presented annually to a General Manager in North America who demonstrates outstanding results by achieving top financial performance in the company's previous fiscal year.



"I'm extremely pleased with the Olive Garden's recognition, but not at all surprised," says West Valley City Economic Development Director Nicole Cottle. "Our team has worked hard with the Valley Fair Mall to bring in tenants who are wanted and needed in West Valley City. Their success proves that our community is ready for retailers and restaurants of their caliber."

Economic development efforts in the heart of West Valley City are not limited to Valley Fair Mall. Fairbourne Station, a major redevelopment effort encompassing the area between 3500 South and 3650 South and 2700 West and 3200 West, will begin taking shape this month as construction begins on a four-acre park and a Hilton Embassy Suites Hotel, offering 162 guest rooms and 6,000 square feet of meeting and banquet space.

"The synergy within West Valley City's center is contagious," continues Cottle. "In the coming months, our city will see several exciting developments built upon the successes of Fairbourne Station and Valley Fair Mall."

To help accommodate the increased traffic around Fairbourne Station and Valley Fair Mall, City leaders worked with the Utah Department of Transportation to reconfigure the Interstate 215 and 3500 South Interchange Ramps and build a frontage road on the east side of Valley Fair Mall. Construction of the I-215 and 3500 South Interchange Ramps and Frontage Road Project is nearing completion. The new southbound I-215 on-ramp and frontage road on the east side of the Valley Fair Mall are now open from east and westbound 3500 South with construction on the southbound I-215 off-ramp being completed December 2011.

The frontage road (2400 West) is one-way southbound and runs between 3500 South and 3800 South, with multiple access points to the mall and Costco.

The \$6 million project improves access to businesses and residences west of the freeway and helps reduce traffic congestion and improve safety on 3500 South between I-215 and 2700 West.



For more information about West Valley City's Fairbourne Station project, visit [www.fairbournestation.com](http://www.fairbournestation.com). For more information about Valley Fair Mall, visit [www.shopvalleyfairmall.com](http://www.shopvalleyfairmall.com).





## West Valley City Reduces Environmental Impact

In the past year, West Valley City has been involved with the Federal Energy Efficiency and Conservation Block Grant Program. The goal for this fund was to stimulate the economy by creating jobs, protecting the environment, reducing emissions and reducing power consumption.

The City used the funds to retrofit facilities with more energy efficient lighting and HVAC controls and installed LED street lights. Additionally the City partnered with the EPA by tracking the energy reduction and became an Energy Star efficient City among other initiatives. The city facilities benefiting from the retrofits include City Hall, the Public Safety Building, the Maverik Center, the Utah Cultural Celebration Center, the Harman Senior Recreation Center, the City Fleet Building, the Public Works Operations Building, Fire Stations #71, #72, #73, the 3500 South street lights and the West Valley City Family Fitness Center.

The City also partnered with Rocky Mountain Power for an Energy audit and is involved with Rocky Mountain Power's incentive program. With the Rocky Mountain Power audit the City was able to identify areas that needed the most retrofit for the greatest incentive return.

Due to the increasing cost of fuel, in 2008 the City began adding and using hybrid and flex fuel vehicles to the vehicle pool. Currently West Valley City's fleet has 43 hybrid vehicles and over 100 flex fuel vehicles.

Also, as part of launching West Valley City's new trash and recycling services with Waste Management in July 2011, community leaders, business leaders and citizens celebrated the new fleet of 19 compressed natural



gas (CNG) trucks on October 26 on the steps of West Valley City Hall. The fleet of 19 CNG trucks is the largest refuse and recycling fleet operating in Utah. Among many environmental benefits, CNG trucks can reduce carbon emissions by up to 80 percent for heavy-duty vehicles.

West Valley City Mayor Mike Winder said, "The addition of the CNG fleet is a great example of how we can partner with companies who share the same environmental goals as West Valley City. This is a perfect partnership not only for our City, but for Waste Management."

As an industry leader, Waste Management is committed to investing in cleaner technologies to enhance the waste business. This 19-truck CNG fleet servicing West Valley City is part of Waste Management's nationwide fleet of 1,000 CNG trucks—

the largest natural gas heavy-duty refuse fleet in North America. In just one year, Waste Management's 1,000 natural gas trucks will displace eight million gallons of petroleum and eliminate approximately 41,500 metric tons of greenhouse gas emissions. As an additional benefit, CNG trucks run 50 percent quieter than diesel trucks.

**CNG is one of the cleanest fuels currently available for use in heavy-duty trucks. Compared to diesel, CNG powered trucks emit less smog-forming nitrogen oxides and greenhouse gases:**

- Carbon monoxide emissions are reduced by up to 80%
- Greenhouse Gas emissions are reduced by up to 25%
- Nitrogen oxide emissions are reduced by up to 32%
- Hydrocarbon emissions are reduced by up to 64%
- Particulate matter emissions are reduced by up to 86%







## West Ridge Golf Course to be Revitalized

For more than 20 years West Ridge Golf Course challenged golfers and offered some of the most breathtaking views in the Salt Lake Valley. On October 3, the course closed to undergo a reconfiguration to make way for the Utah Department of Transportation's Mountain View Corridor project.



"The Mountain View Corridor cuts right through the back nine, leaving a number of holes that will need to be reconfigured," says Parks and Recreation Director Kevin Astill. "It's really not feasible to reconfigure just that portion of the course, so we have opted to close the course and revitalize the entire thing."

The revitalized course will be designed by the Bates Golf Design Group, and will include a complete redesign and reconfiguration. Grading changes and hole direction changes are among the improvements golfers can expect. The existing clubhouse will be refurbished and upgraded.

"The new course will feature a classic design with multiple bent grass tees to accommodate golfers of all abilities," says West Ridge Golf Pro Mike Richards. "The fairways will offer a mixture of Rye and Blue grasses and a variety of elevation changes to provide a challenging but fair game to even the best of golfers."

The revitalized course is expected to reopen in July 2013.



## Embassy Suites Comes to Fairbourne Station

In 2012, West Valley City will welcome a new Embassy Suites hotel to the Fairbourne Station project at the corner of 3500 South and Market Street. The new hotel will be the first full-service hotel in West Valley City and is being developed by West Valley Lodging Initiatives, a private developer.

When completed, the Embassy Suites will be the cornerstone of Fairbourne Station, and will offer 162 guest rooms, 6,000 square feet of meeting and banquet space, a restaurant and indoor pool and recreation facilities. The hotel will complement 200,000 square feet of retail space, 200,000 square feet of office space, 1,000 urban residences and four acres of urban lineal park and plaza space planned for the Fairbourne Station project. The hotel will be completed in late 2012 and will begin taking reservations for guests in fall 2011 for



banquets, weddings, special events and sleeping rooms.

West Valley Lodging Initiatives is made up of three partners, all of which have long ties to the hospitality industry. Renascent Hospitality, based in Columbus, Ohio, has managed and developed many hotels of all sizes and has a track record of outstanding projects in both the development and management of hotels. Taylor International, Inc., based in Las Vegas, has built and was construction manager for some of the largest hotels in the world, including the MGM Grand and

the Palazzo. TMG Freight Systems, Inc., of Chicago is one of the country's premier logistics firms handling warehousing, transportation and logistics for hotel projects around the world.



## A Message from City Manager Wayne T. Pyle



2011 has been a year of success and trauma for our city. Major development projects that have rarely, if at all, happened in other municipalities have been announced one after another in West Valley City, even as we have dealt with the ongoing effects of a recession that resulted in a property tax increase this year. Additionally, we are currently dealing with the effects of a political scandal that has in some ways set back our efforts to promote the positive events and trends in our city.

Having been repeatedly asked over the last several weeks (with some concern) how the City is affected by recent events, the timing is probably good to discuss the underlying structure that both allows for the sustained and consistent progress our city has been making, and protects our city in times of difficulty.

The council-manager form of government originated in the early 20th century as political reformers sought to rid cities of the pervasive machine politics and spoils system that dominated many cities. The concept of a politically impartial, professionally trained, appointed CEO carrying out the day to day functions of the city caught on quickly and has subsequently proved very successful throughout the United States. Currently 40% of municipalities with populations in excess of 3,500 are operated using the council-manager form of government, including many of the country's largest cities.

In the early years of West Valley City, the City's elected leaders proposed this form of government, which was subsequently approved by residents in an election. Under the council-manager form of government, three city managers have provided continuity and expertise since 1981 to progress the City's agenda as defined by the City Council.

The beauty of the council-manager system is that no one entity holds overarching power, and therefore no one entity can attempt to use that power for an end other than the highest interests of West Valley City. The Mayor is an important figure in representing the face of the City to the world, and in that role functions similar to mayors in cities without professional city managers. However, he does not have the power to direct day-to-day City operations, and only represents one-seventh of the political power necessary to set the City's priorities and agenda. Each individual council member also represents that one-seventh partial power to set the agenda, but without direct department oversight, they do not have the ability to set up and run personal powerbases from mayor-assigned city departments – as also sometimes happens in other cities without professional city managers. The City Manager is the CEO and personally directs all departments and day to day affairs of the City, but defers to the Mayor and Council as a body in setting the philosophical and policy agenda for the City. Not being elected, the City Manager is not beholden to the powerful political force of the voters, and can be more objective and impartial in dispensing City services and resources. He is, however, directly responsible to the elected Mayor and Council that hired him, and must show constant adherence and progress towards their defined agenda, or lose his position.

All of this combines to ensure a checked and balanced system that encourages progress towards the highest interests of West Valley City in the most effective and efficient manner possible. While it is certain that as long as humans are involved in a system there will be misjudgments and mistakes, this system is the least politically motivated, and the most professionally motivated of any municipal government model. It is the model most likely and able to maintain the balancing act between resources and desires, timing, efficiency and effectiveness to bring about the results residents as a whole desire to see for the progress of a city.

West Valley City has historically had more than its share of strikes against it, from the time of incorporation to the present. One of the advantages it has had for some time is the council-manager form of government. It is the single most important factor in the swift and positive changes that have occurred since incorporation over 30 years ago. Be assured that as we have our problems and stumbles, as individuals or entities, we are as well or better equipped than any city in Utah to recover from those events, driving on each day towards the vision of a better West Valley City.



### West Valley City Hall

3600 S. Constitution Boulevard

Hours: Monday - Thursday 7 a.m. to 6 p.m.

(801) 966-3600

[www.wvc-ut.gov](http://www.wvc-ut.gov)